

**Inspection Date:** 

**Prepared For:** 

Prepared By:
Florida Building Inspector
10380 SW Village Center Drive, Suite 123
Port Saint Lucie, FL 34987

772.345.2300 Fax: 772.345.FAX.1 (3291) MyFBI@live.com

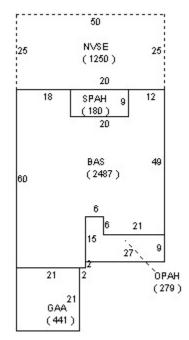
**Report Number:** 

**Inspector: John Alcorn** 

© 2013 Florida Building Inspector

Page 2 of 52







Rear view



Right side



Left side

# TABLE OF CONTENTS

REPORT	7
RECEIPT/INVOICE	8
GROUNDS	9
ROOF	12
EXTERIOR	14
GARAGE	15
KITCHEN/LAUNDRY	18
BATHROOMS	22
ROOMS	26
INTERIOR	29
PLUMBING	30
ELECTRIC	31
SUMMARY	39

# REPORT OVERVIEW

### THE HOUSE IN PERSPECTIVE

### CONVENTIONS USED IN THIS REPORT

**SATISFACTORY** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

**MARGINAL** - Indicates the component will probably require repair or replacement anytime within five years.

**POOR** - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD** - Denotes a condition that is unsafe and in need of prompt attention.

### THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### **BUILDING DATA**

Approximate Age: 2005

Style: Single Family

Finished Living Area: 2487 Sq. Ft.

State of Occupancy: Vacant

Weather Conditions: Sunny

Recent Rain: No

Ground cover: Damp

# RECEIPT / INVOICE

Florida Building Inspector 10859 SW Village Center Drive, Suite 123 Port Saint Lucie, FL 34987 Office: 772.345.2300

Date:		<b>Inspection Number:</b>
Name:		
Inspection:		
☐ Check		
☐ Cash		
☐ Credit Card		
☐ Wind Mitigation	☐ Roof Condition Cert	☐ 4-Point Insurance Inspection
☐ Termite Inspection	☐ Outbuilding(s)	☐ Mold Assessment
☐ Swimming Pool	☐ Septic System	☐ Bacteria Test of Well Water
☐ Chinese Drywall Thre	shold Inspection	

**Inspected By: John Alcorn** 

Florida Home Inspector License #: HI286



	KS	□ Dublic aidoua	ll- nooda nonain		
SERVICE WAL		☐ Public sidewal	_		□ Other
Material:	☐ Concrete	☐ Flagstone	☐ Gravel	✓ Brick	☐ Other
Condition:	✓ Satisfactory	☐ Marginal	Poor	☐ <i>Trip Hazard</i> ☐ Not visible	□ m
	☐ Pitched toward	s nome $\square$ Set	tling cracks	☐ Not Visible	☐ Typical cracks
DRIVEWAY/PA	RKING N	one			
Material:	☐ Concrete	☐ Asphalt	☐ Gravel/Dirt	✓ Brick	☐ Other
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor	☐ Fill cracks and sea	al
	☐ Pitched toward	s home	$\square$ Trip hazard	☐ Settling Cracks	☐ Typical crack
PORCH (covered	d entrance) 🗆 N	one			
Support Pier:	✓ Concrete	□ Wood	☐ Not visible	☐ Other	
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Railing/Balusters	recommended
Floor:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Safety Hazard	recommended
		C	<b>2</b> 1 001		
STOOPS/STEPS		☐ Uneven risers	_	_	
Material:	✓ Concrete	□ Wood	Other	☐ Railing/Balusters	
<b>Condition:</b>	✓ Satisfactory	☐ Marginal	Poor	☐ Cracked	☐ Settled
	☐ Rotted/Damage	ed	☐ Safety Hazard		
DECK/PATIO/P	ORCH SCREENED	AREA	None		
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor	☐ Posts/Supports ne	ed Repair
<b>Recommend:</b>	☑ One screen nee	eds to be replaced	☐ Improper attac	chment to house	
Screen door(s):	□ N/A	☐ Satisfactory	☑ Door(s) need o	adjustment & repair	
FENCE/WALL	☐ Not evaluate	d	✓ None		
Type:	☐ Brick/Block	□ Wood	☐ Metal	☐ Chain Link ☐	<b>Rusted</b> □ Other
Condition:	☐ Satisfactory	☐ Marginal	□ Poor	☐ Loose Blocks/Cap	Typical cracks
Gate:	□ N/A	☐ Satisfactory	☐ Marginal	-	Planks missing/damaged
LANDSCAPIN	G AFFECTING FO	DINDATION	(See remarks page)	1	
Negative Grade:		_	South	✓ Satisfactory	
	l additional backfill		nd window wells/co		n back trees/shrubberies
	ıtact with/improper			served - not tested	
HOSE BIBS	□ None	☐ No anti-siphor	ı valve		
Operates:	✓ Yes		□ Not tested	□ Not on	
		1,0			
GENERAL CON	IMEN 1S				

Mulch on left side is too high/thick Tear in one roof screen panel – left rear



Driveway is a little wavy due to settling



Tear in screen panel – left rear



Recommend painting bolts that hold screen enclosure to concrete



Screen door enclosure is missing – left rear door to pool area



ROOF VISIBII	LITY 🗹 All	$\square$ Partial	□ None	☐ Limited	by:	
INSPECTED F	ROM Roof	☑ Ladder at ea	ives	nd (Inspection Limit	ed) 🗆 With Binoco	ulars
STYLE OF RO Type: Pitch:	OOF Gable Low	☑ Hip ☑ Medium	☐ Mansard ☐ Steep	☐ Shed ☐ Flat	□ Flat	☐ Other
ROOF COVER Roof:	RING Type: Clay tile F	Estimated Layers:	1 Layer Appro	eximate age of cov	ver: 2005	
VENTILATIO Appears Adequ (See Interior ren		□ No	☐ Ridge ☐ Turbine	☐ Gable ☐ Powered	□ Roof □ Other	
FLASHING	Material	: □ Galv/Alum	☐ Asphalt	✓ Not visible	Rubber	
Condition:	✓ Not visible  ☐ Separated from	☐ Satisfactory a chimney/roof	☐ Copper☐ Marginal☐ Recommen	☐ Foam ☐ Poor ad Sealing	☐ Other☐ <i>Rusted</i> ☐ Other☐	□ Lead
VALLEYS	□ N/A	Material:	☐ Galv/Alum		☐ Lead	☐ Copper
Condition:	✓ Not visible  ☐ <i>Rusted</i>	☐ Satisfactory ☐ Holes	✓ Not visible  ☐ Marginal  ☐ Recomment	□ Poor		
CONDITION (Condition:	DF ROOF COVER  ☐ Curling ☐ Nail popping ☐ Moss buildup	INGS  ☐ Cracking ☐ Granules missin ☐ Exposed felt	✓ Satisfactory ☐ Ponding g ☐ Alligatoring ☐ Cupping	☐ Burn Spots ☐ Blistering	s □ Broken/L	oose Tiles/Shingles Fabs/Shingles/Tiles
SKYLIGHTS Condition:	✓ N/A  ☐ Satisfactory	☐ <i>Cracked/Bro</i> .☐ Marginal	ken □ Not □ Poor	visible		
PLUMBING V.    Recommend		□ No □ Not Vi	✓ Satisfactory	y	☐ Poor	
_ 1000	-	Conditions reporte		<u>visible</u> portion on	ly	
CENEDAL CO	MMENTS					

\_GENERAL COMMENTS \_





Hurricane straps properly hold trusses to wall for hurricane protection



GUTTERS/SCU	JPPERS/EAVEST1	ROUGH   None	□ Needs to be	e cleaned	$\square$ Downspouts needed
Material:	☐ Copper	☐ Vinyl/Plastic	✓ Galvanized	/Aluminum	☐ Other
<b>Condition:</b>	Satisfactory	☐ Marginal	☐ Poor	□ Rusting	
<b>Attachment:</b>	☐ Loose	☐ Missing spikes	☐ Improperly	sloped (See remark	as page)
Extension needed	:□ North	□ South	□ East	□West	1 0 /
					(MG I FIEG)
SIDING					(*See remarks page EIFS)
Material:	☐ Stone ☐ Sl			rd Fiber-cement	✓ Stucco
	☐ Typical cracks	☐ Monitor	□ Wood rot	☐ Peeling paint	☐ Loose/Missing/Holes
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	☐ Recommend re	epair/painting
TRIM, SOFFIT	, FASCIA, FLASH	IING			
Material:	□Wood		☐ Aluminum/	Steel ☐ Fibe	r Cement
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor		
	1				
CAULKING					
Condition:	✓ Satisfactory	☐ Marginal	□ Poor	/	
	☐ Recommend aro	und windows/doors/ma	isonry ledges/cor	ners/utility penetration	<i>is</i>
WINDOWS & S	SCREENS	☐ Failed/fogged ins	ulated glass		
Material:	□Wood	✓ Metal	□ Vinyl	☐ Aluminum/	Vinvl Clad
Screens:	☐ Torn	☐ Bent	☐ Not installe		
Condition:	✓ Satisfactory	☐ Marginal			ommend repair/painting
	DE/FOUNDATIO	`		Space)	
Slab:	☐ Post tensioned	✓ Poured concrete	Other		
Condition:	✓ Satisfactory	☐ Marginal	$\square$ Poor (S	See comments page)	
BUILDING(S)	EXTERIOR WALL	L CONSTRUCTION			
Type:	☐ Not visible	☐ Framed ✓	Masonry	☐ Other	
Condition:	Satisfactory		l Poor	☐ Not visible	
DOOD BELL		C			
DOOR BELL		□ N/A			
Condition:	✓ Satisfactory	☐ Repair/Replace			
EXTERIOR DO	OOPS	Patio St	orm	Entrance	
Weatherstripping:			l Poor	☐ Missing	☐ Replace
Door Condition:	•	U	l Poor	□ Missing	<b>—</b> Кергасс
		□ Marginar □	1 1 001		
TERMITE INS		l None			
Massey Services	s performed a term	•			
Condition:	•	evidence of live term		•	
					contact Massey Services.
					mage caused by termites and
		ited & unhealthy pests,			
	beautiful by co	ontacting them at 772-8	871-0203. Chris	s Franklin (772-985-	0535) did the inspection.
		A 40		Qp	
		MASSEY		QualityPro	

### GENERAL COMMENTS

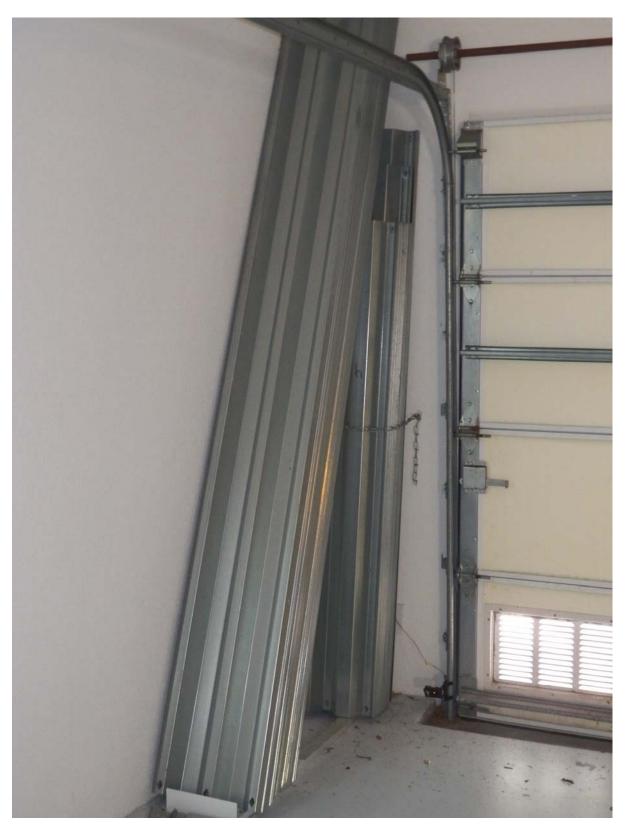
Many white-footed ants in house and attic.

**See**: <a href="http://edis.ifas.ufl.edu/in098">http://edis.ifas.ufl.edu/in098</a> which says: How Do I Treat A White-footed Ant Problem? The white-footed ant is difficult to control because it has such large colonies. In most cases a professional pest control company should be hired to treat infestations.

Recommend power washing of exterior of house



TYPE ✓ Attached	☐ None ☐ Detached	☐ 1-car	r	✓ 2-car		□ 3-car		☐ 4-car
AUTOMATIC	OPENER ✓ Yes	□ No		✓ Operable		□ Inoper	able	☐ Remote not available
SAFETY REVI						1/ ) 1.	.•	
Operable:	☐ Pressure reve	rse	☑ Electric e	eye	⊔ N	eed(s) adjus	sting	☐ Safety hazard
ROOFING Material:	✓ Same as hous	se						
	VESTROUGH		□ None		_			
Condition:	✓ Satisfactory		☐ Marginal		□ Po	oor		
SIDING / TRIN Siding:	✓ Same as hous  ☐ Stucco	se	□ Wood □ Masonry		□ M □ Sl			☐ Vinyl ☐ Fiberboard
Trim:	✓ Same as hous	se	□ Wood		$\square$ A	luminum		☐ Vinyl
FLOOR Material: Condition: Burners less tha	☑ Concrete ☑ Satisfactory n 18" above garaş		cal cracks	☐ Asphalt ☐ Large set ☐ Yes	ttling o			☐ Other  ommend evaluation/repair  ety hazard
OVERHEAD D Material: Condition: Recommend Prim	OOR(S)  ☐ Wood ☑ Satisfactory  ing/Painting Inside	☐ N/A ☐ Fiber ☐ Marg	ginal	☐ Masonite ☐ Poor Io		✓ Metal  ☐ Overhool  Lubrication		☐ Recommend repair hardware loose therstripping missing/damaged
EXTERIOR SE	CRVICE DOOR  ☐ Satisfactory	✓ No		□ Poor		□ Damag	ged/Rusto	ed
ELECTRICITY Reverse polarity: GFCI Present:	☐ Yes ☑ No		□ No pen ground: perates:	☐ Not visib☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes☐ Yes	ole ☑ No □ No			ty hazard dyman/extension cord wiring
FIRE SEPARA	TION WALLS &			en garage & li	ving ar	rea)		
Condition: Fire door: Moisture Stains	□ N/A □ Satisfactory □ Not verifiable □ N/A  Present: □ Yes	□ Not o	ty hazard(s) a fire door	☐ Missing ☐ Recommod ☐ Needs rep ☐ Missing Typical Crac	pair	pair  ☐ Needs ☐ Yes	✓ Satis	es walls/ceiling sfactory
GENERAL CO				Typical Clas	C11D.	<b>_ 10</b> 5		



Storm shutters are stored in the garage



# GARAGE DOOR DEPOT, INC. 7

For sales & service call: 772-335-0552

# DAB DOOR CO. INC. STEEL

12195 NW 98 AVE., HIALEAH GARDENS, FL 33018
Miami Dade County Product Control Approved
Broward County • Palm Beach County
DOOR SIZES UP TO 16 ft. 2" WIDE
MODEL 824 MAX DOOR HEIGHT 16 ft.
DRAWING #02-21
DESIGN PRESSURE +36 PSF - 44 PSF
TEST PRESSURE +54 PSF - 66 PSF

Garage door meets hurricane requirements



COUNTERTO	PS	<b>☑</b> S	atisfactory	☐ Marginal	□ Recor	nmend repai	ir/caulking	7
CABINETS		<b>☑</b> S	atisfactory	☐ Marginal	□ Recor	nmend repai	ir/adjustm	ent
PLUMBING CO Faucet Leaks: Sink/Faucet: Functional Drai	☐ Yes ✓ Sati inage: ✓ Ade	sfactory	✓ No  ☐ Corroded ☐ Poor	Pipes leak/corroded:  ☐ Chipped Functional Flow:	☐ Yes ☐ Crack ☑ Adeq		✓ No  ☐ <i>Recon</i> ☐ Poor	nmend repair
WALLS & CEI Condition:	LING  ✓ Satisfactor	ry 🗆 N	<b>S</b> arginal	□ Poor	□ Туріс	al cracks	□ Moisti	ıre stains
HEATING / CO	OOLING SOU	RCE	✓ Yes	□ No				
FLOOR Condition: APPLIANCES	✓ Satisfactor	•	farginal	□ Poor		ng		ks
✓ Disposal ✓ Oven ✓ Range ✓ Dishwasher ☐ Other	Operates: Operat	narks pag Yes Yes Yes Yes Yes Yes Yes Yes	No	☐ Trash compact ☐ Exhaust fan ☑ Refrigerator ☑ Microwave	or	Operates: Operates: Operates: Operates:	☐ Yes ☐ Yes ☑ Yes ☑ Yes	□ No □ No □ No □ No
Outlets Present: G.F.C.I.: Open ground/R	<u> </u>	✓ Yes ✓ Yes y within	☐ No ☐ No <b>6' of water:</b>	Operable: Operable: □ Yes ☑ No	✓ Yes ✓ Yes ✓ Poten	□ No □ No atial safety ha	zard(s)	

# GENERAL COMMENTS



Kitchen



Corrosion on fittings under kitchen sink



Small amount of rust on refrigerator door under water/ice dispenser



Laminate is lifting on one kitchen cabinet upper door

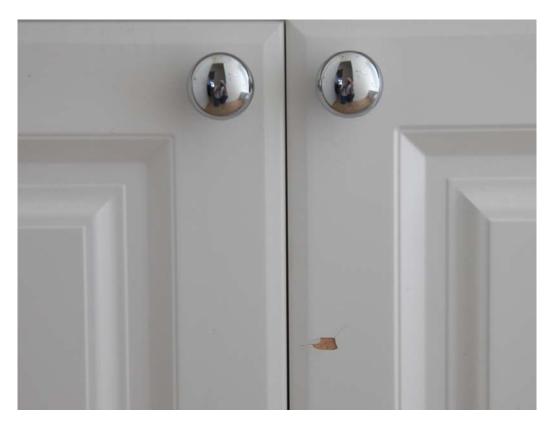
			LAU	NDRY	ROOM	I			
ROOM COMPONEN	TS								
Laundry sink:	$\square$ N/A		Faucet leak	s:	☐ Yes	☑ No	Pipes leak:	☐ Yes	☑ No
<b>Cross connections:</b>	☐ Yes	✓ No	Heat source j	present:	Yes	□ No	Room vented	l: ☑ Yes	□ No
Dryer vented:	□ N/A	<b>☑</b> Wall		☐ Ceili	ing	□ Flo	oor	☐ Not vei	nted
	□ Not ven	ited to Ex	xterior	$\square$ Reco	ommend i	epair		□ Safety	hazard
Electrical:	Open grou	nd/revers	se polarity wi	thin 6' of	f water:	_ □ Y€	es 🗹 No	□ Safety	hazard
G.F.C.I. present:	✓ Yes	□ No	<b>Operates:</b>	Yes	□ No				
Appliances:	✓ Washer	· •	☑ Dryer	□ Wate	er heater	☐ Fu	rnace		
Washer hook-up lines/	valves:		Leaking	☐ Corr	oded	$\square$ No	ot visible		
Gas Shut-off Valve:	✓ N/A	☐ Yes	□ No	☐ Cap	Needed	$\square$ Sa	fety hazard	□ Not vis	sible
GENERAL COMMEN	NTS								
Recommend annual c		entire ai	ir duct and c	lean the	lint filte	r after e	ach use		
Ttoominiona aimaar c	realing of	circirc as	ir adot and c	Tour trio	11110	i dittoi o	den dec.		



### BATH: LEFT - HALLWAY

SINKS / TUBS / SHOW Faucet leaks: ☐ Yes Fixture(s) Condition:	☑ No L	<b>∠oose:</b> I ☑ Satisfact	□ Yes tory	☑ No □ Marginal	Pipes leak: ☐ Poor	☐ Yes ☑ No
TOILET  Bowl Loose: ✓ Yes	□ No O	)perates:	☑ Yes □	] No □ Toilet leak	ss	l/tank □ Cross connection
SHOWER / TUB AREA	A / SINK(S)					
	amic/Plastic		☐ Fibergla	ass	☐ Masonite	☐ Other
		☐ Margina	U	☐ Poor	☐ Rotted floors	
Caulk/Grouting Needed	-	_	✓ No	Where:	_ 1101100 110015	
Functional Drainage:		Adequat		□ Poor	<b>Functional Flow:</b>	✓ Adequate ☐ Poor
Whirlpool Operable:	✓ N/A □		□ No	Access panel to pur		☐ Yes ☐ No
wim ipoor Operable.	IN/A L	⊒ 1 CS		Access paner to pur	mp/motor.	
WALLS / CEILING / C	CABINETS					
Moisture stains present	: [	Yes	☑ No	<b>Outlets present:</b>	✓ Yes □ No	
G.F.C.I. Present:		☑ Yes Ⅰ	□ No	Operates:	✓ Yes □ No	
Open ground/Reverse p	olarity with	nin 6' of w	ater:		otential safety hazards	present: ☐ Yes ☑ No
HEATING / COOLING	SOURCE		✓ Yes	□ No		
Window/Door: ☐ Yes	☑ No □	☐ Satisfact	orv	☐ Marginal	□ Poor	
<b>Exhaust Fan:</b> ✓ Yes		Operate	•	✓ Yes □ No	Noisy: ☐ Yes	☑ No

# GENERAL COMMENTS



Laminate on lower cabinet door is chipped



Mold at tub – both ends



### BATH: MASTER BEDROOM

SINKS / TUBS / Faucet leaks: Fixture(s) Cond	☐ Yes ☑ No	Loose: ✓ Satisfac	☐ Yes	☑ No □ Marginal	Pipes leak: ☐ Poor	☐ Yes ☑ No
TOILET Bowl Loose:	☐ Yes ☑ No	Operates:	✓ Yes	☐ No ☐ Toilet lead	ks	l/tank □ Cross connection
Material: Condition: Caulk/Grouting Functional Drai	nage:	ic  ☐ Margin ☐ Yes ☑ Adequa	☑ No	glass  Poor  Where: Poor	☐ Masonite ☐ Rotted floors  Functional Flow:	☐ Other  ✓ Adequate ☐ Poor
Moisture stains G.F.C.I. present Open ground/Ro HEAT / COOLI	ING / CABINET present: : everse polarity w	☐ Yes ☑ Yes ithin 6' of	□No	_	✓ Yes □ No ✓ Yes □ No otential safety hazards	present: ☐ Yes ☑ No
Window/Door: Exhaust Fan:	☐ Yes ☑ No ☑ Yes ☐ No	☐ Satisfac	•	<ul><li>☐ Marginal</li><li>✓ Yes</li><li>☐ No</li></ul>	☐ Poor Noisy: ☐ Yes	☑ No

### GENERAL COMMENTS

Many dead White-footed ants in bathroom Both toilet seats are loose



Mold in shower



### BATH: HALLWAY – RIGHT SIDE

SINKS / TUBS / SHOWERS  Faucet leaks: ☐ Yes ☑ No  Fixture(s) Condition:	Loose: ☐ Yes ☑ Satisfactory	☑ No □ Marginal	Pipes leak: □ Poor	☐ Yes ☑ No
TOILET  Bowl Loose: ☐ Yes ☑ No	<b>Operates:</b> ✓ Yes	☐ No ☐ Toilet lea	aks	l/tank
Material: ✓ Ceramic/Pla Condition: ✓ Satisfactory Caulk/Grouting Needed: Functional Drainage: Whirlpool Operable: ✓ N/A		glass  ☐ Poor  Where: ☐ Poor  Access panel to p	☐ Masonite ☐ Rotted floors  Functional Flow: ump/motor:	☐ Other  ✓ Adequate ☐ Poor ☐ Yes ☐ No
WALLS / CEILING / CABINE Moisture stains present: G.F.C.I. present: Open ground/Reverse polarity of HEAT / COOLING SOURCE	☐ Yes ☑ No ☑ Yes ☐ No	Outlets present: Operates: □ Yes ☑ No H	☐ Yes ☐ No ☑ Yes ☐ No Potential safety hazards	present: ☐ Yes ☑ No
Window/Door: ☐ Yes ☑ No Exhaust Fan: ☑ Yes ☐ No GENERAL COMMENTS	☐ Satisfactory Operates:	☐ Marginal ☑ Yes ☐ No	□ Poor Noisy: □ Yes	☑ No



	LIVING R	OOM					
Walls & Ceilin	_	•	☐ Marginal		☐ Poor		
	Moisture	stains:	☐ Yes		✓ No	Where:	
Floor:	✓ Satisfa	ctory	☐ Marginal		☐ Poor	☐ Squeaks	☐ Slopes
	Typical c	racks:	☐ Yes		✓ No		
Ceiling Fan:	□ N/A		✓ Satisfactor	ory	☐ Margi	nal 🗆 Poor	r
Electrical:	Switches:	✓ Yes	□ No	<b>Outlets:</b>	✓ Yes	$\square$ No <b>Operates:</b>	✓ Yes □ No
	Open grou	ınd/Reverse po	larity:	☐ Yes	☑ No □	Coverplates missing	☐ Safety Hazard
Heating/Cooli	ng Source:	✓ Yes	□ No	<b>Holes:</b>	$\square$ Doors	□ Walls □ Ceil	ings
Bedroom Egro		<b>d:</b> ☑ N/A	☐ Yes	□ No			
Doors & Wind	dows:	Operational:	✓ Yes	□ No			
		Locks/Latches	S Operable:	Yes	□ No	☐ Missing ☐ Crac	cked Glass
CENEDALO			1			C	
GENERAL C	OMMENIS						
T O C I PRIORI		2016					
LOCATION:			 				
Walls & Ceilin			☐ Marginal		☐ Poor		
	Moisture		□ Yes		☑ No	Where:	П «
Floor:	☑ Satisfa	•	☐ Marginal		□ Poor	☐ Squeaks	☐ Slopes
	Typical c	racks:	☐ Yes		☑ No		
Ceiling Fan:	✓ N/A	_	☐ Satisfacto	•	_   Margi		
Electrical:	Switches:	✓ Yes	□ No	<b>Outlets:</b>	Yes	$\square$ No <b>Operates:</b>	Voc No
						_	
	Open grou	ınd/Reverse po	larity:	☐ Yes	☑ No □	Coverplates missing	☐ Safety Hazard
Heating/Cooli	Open groung Source:	ınd/Reverse po ✓ Yes	larity: □ No	☐ Yes <b>Holes:</b>		_	☐ Safety Hazard
Bedroom Egro	Open groung Source: ess Restricte	ind/Reverse po ✓ Yes d: ✓ N/A	larity: □ No □ Yes	☐ Yes <b>Holes:</b> ☐ No	☑ No □	Coverplates missing	☐ Safety Hazard
	Open groung Source: ess Restricte	nd/Reverse po ✓ Yes d: ✓ N/A Operational:	larity: □ No □ Yes ☑ Yes	☐ Yes <b>Holes:</b> ☐ No ☐ No	✓ No □ □ Doors	Coverplates missing  Walls Ceil	☐ Safety Hazard ings
Bedroom Egro	Open groung Source: ess Restricte	ind/Reverse po ✓ Yes d: ✓ N/A	larity: □ No □ Yes ☑ Yes	☐ Yes <b>Holes:</b> ☐ No	☑ No □	Coverplates missing	☐ Safety Hazard ings
Bedroom Egre Doors & Wind	Open groung Source: ess Restricte dows:	nd/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches	larity: □ No □ Yes ☑ Yes	☐ Yes <b>Holes:</b> ☐ No ☐ No	✓ No □ □ Doors	Coverplates missing  Walls Ceil	☐ Safety Hazard ings
Bedroom Egro	Open groung Source: ess Restricte dows:	nd/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches	larity: □ No □ Yes ☑ Yes	☐ Yes <b>Holes:</b> ☐ No ☐ No	✓ No □ □ Doors	Coverplates missing  Walls Ceil	☐ Safety Hazard ings
Bedroom Egro Doors & Wind	Open groung Source: ess Restricte dows:	md/Reverse po  ✓ Yes d: ✓ N/A  Operational:  Locks/Latches	larity:  No Yes Yes Operable:	☐ Yes <b>Holes:</b> ☐ No ☐ No	✓ No □ □ Doors	Coverplates missing  Walls Ceil	☐ Safety Hazard ings
Bedroom Egre Doors & Wind GENERAL C	Open groung Source: ess Restricte dows:  OMMENTS	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches	larity: ☐ No ☐ Yes ☑ Yes ☑ Yes s Operable:	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No □ Doors □ No	Coverplates missing  Walls Ceil	☐ Safety Hazard ings
Bedroom Egro Doors & Wind	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory	larity: ☐ No ☐ Yes ☑ Yes S Operable: ☐ Marginal	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No □ □ Doors □ No □ Poor	Coverplates missing  Walls Ceil  Missing Crac	☐ Safety Hazard ings
Bedroom Egro Doors & Wind GENERAL C  LOCATION: Walls & Ceiling	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa Moisture	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains:	larity: ☐ No ☐ Yes ☑ Yes ☑ Yes s Operable: ☐ Marginal ☐ Yes	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No ☐ Doors ☐ No ☐ Poor ☑ No	Coverplates missing  Walls  Ceil  Missing  Crac  Where:	□ Safety Hazard ings cked Glass
Bedroom Egre Doors & Wind GENERAL C	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa Moisture ☑ Satisfa	md/Reverse po ✓ Yes d: ✓ N/A Operational: Locks/Latches OOM/NOOK ctory stains: ctory	larity: ☐ No ☐ Yes ☑ Yes S Operable: ☐ Marginal ☐ Yes ☐ Marginal	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No ☐ Doors ☐ No ☐ Poor ✓ No ☐ Poor	Coverplates missing  Walls Ceil  Missing Crac	☐ Safety Hazard ings
Bedroom Egre Doors & Wind GENERAL C LOCATION: Walls & Ceiling Floor:	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa Moisture ☑ Satisfa Typical c	md/Reverse po ✓ Yes d: ✓ N/A Operational: Locks/Latches OOM/NOOK ctory stains: ctory	larity: ☐ No ☐ Yes ☑ Yes ☑ Yes S Operable: ☐ Marginal ☐ Yes ☐ Marginal ☐ Yes	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No	Coverplates missing  Walls  Ceil  Missing  Crac  Where:  Squeaks	□ Safety Hazard ings  cked Glass  □ Slopes
Bedroom Egro Doors & Wind GENERAL C  LOCATION: Walls & Ceiling Floor: Ceiling Fan:	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa  Moisture  ☑ Satisfa  Typical c  ☐ N/A	rind/Reverse por Yes d: ✓ Yes d: ✓ N/A Operational: Locks/Latches OOM/NOOK ctory stains: ctory racks:	larity:  ☐ No ☐ Yes ☑ Yes S Operable: ☐ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Yes ☑ Satisfacto	☐ Yes Holes: ☐ No ☐ No ☑ Yes	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi	Coverplates missing  □ Walls □ Ceil  □ Missing □ Crac  Where: □ Squeaks	□ Safety Hazard ings  cked Glass □ Slopes
Bedroom Egre Doors & Wind GENERAL C LOCATION: Walls & Ceiling Floor:	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa   Moisture   ☑ Satisfa   Typical c   ☐ N/A   Switches:	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks: ✓ Yes	larity:  ☐ No ☐ Yes ☑ Yes S Operable:  ☐ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Marginal ☐ Yes ☐ Morginal	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Ory Outlets:	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes	Where: Squeaks  Squeaks  No Operates:	□ Safety Hazard ings  cked Glass  □ Slopes  r ☑ Yes □ No
Bedroom Egro Doors & Wind GENERAL C LOCATION: Walls & Ceiling Floor: Ceiling Fan: Electrical:	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ✓ Satisfa    Moisture    ✓ Satisfa    Typical c         □ N/A    Switches:    Open grou	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks: ✓ Yes und/Reverse po	larity:  No Yes Yes Soperable:  Marginal Yes Marginal Yes Satisfacto No	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Ory Outlets: ☐ Yes	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes ☑ No ☐	Where: Squeaks  No Operates: Coverplates missing Crace  Where: Squeaks	□ Safety Hazard ings  cked Glass  □ Slopes  r ☑ Yes □ No □ Safety Hazard
Bedroom Egro Doors & Wind  GENERAL C  LOCATION: Walls & Ceiling Floor: Ceiling Fan: Electrical: Heating/Cooli	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: ☑ Satisfa    Moisture    ☑ Satisfa    Typical c    ☐ N/A    Switches:    Open groung Source:	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks:  ✓ Yes md/Reverse po  ✓ Yes	larity:  No Yes Yes Operable:  Marginal Yes Marginal Yes Satisfacto No larity:	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Ory Outlets: ☐ Yes Holes:	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes	Where: Squeaks  Squeaks  No Operates:	□ Safety Hazard ings  cked Glass  □ Slopes  r ☑ Yes □ No □ Safety Hazard
Bedroom Egro Doors & Wind GENERAL C  LOCATION: Walls & Ceiling Floor: Ceiling Fan: Electrical: Heating/Cooli Bedroom Egro	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: Satisfa Moisture Satisfa Typical c N/A Switches: Open groung Source: ess Restricte	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks:  ✓ Yes ind/Reverse po ✓ Yes d: ✓ N/A	larity:  No Yes Yes Operable:  Marginal Yes Marginal Yes Marginal Yes No larity: No	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Outlets: ☐ Yes Holes: ☐ No	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes ☑ No ☐	Where: Squeaks  No Operates: Coverplates missing Crace  Where: Squeaks	□ Safety Hazard ings  cked Glass  □ Slopes  r ☑ Yes □ No □ Safety Hazard
Bedroom Egro Doors & Wind  GENERAL C  LOCATION: Walls & Ceiling Floor: Ceiling Fan: Electrical: Heating/Cooli	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: Satisfa Moisture Satisfa Typical c N/A Switches: Open groung Source: ess Restricte	wind/Reverse por Yes d: Yes d: N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks: Yes ind/Reverse por Yes d: N/A Operational:	larity:  No Yes Yes Operable:  Marginal Yes Marginal Yes No No larity: No Yes Yes	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Outlets: ☐ Yes Holes: ☐ No ☐ No	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes ☑ No ☐ Doors	Where: Squeaks  I Coverplates missing Walls Ceil	□ Safety Hazard ings  cked Glass  □ Slopes  r □ Yes □ No □ Safety Hazard ings
Bedroom Egro Doors & Wind GENERAL C  LOCATION: Walls & Ceiling Floor: Ceiling Fan: Electrical: Heating/Cooli Bedroom Egro	Open groung Source: ess Restricte dows:  OMMENTS  FAMILY R g: Satisfa Moisture Satisfa Typical c N/A Switches: Open groung Source: ess Restricte	md/Reverse po  ✓ Yes d: ✓ N/A Operational: Locks/Latches  OOM/NOOK ctory stains: ctory racks:  ✓ Yes ind/Reverse po ✓ Yes d: ✓ N/A	larity:  No Yes Yes Operable:  Marginal Yes Marginal Yes No No larity: No Yes Yes	☐ Yes Holes: ☐ No ☐ No ☑ Yes  Outlets: ☐ Yes Holes: ☐ No	✓ No ☐ Doors ☐ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Poor ☑ No ☐ Margi ☑ Yes ☑ No ☐	Where: Squeaks  No Operates: Coverplates missing Crace  Where: Squeaks	□ Safety Hazard ings  cked Glass  □ Slopes  r □ Yes □ No □ Safety Hazard ings



Walls & Ceiling: ✓ Satisfactory	☐ Marginal	Poor
Moisture stains:	☐ Yes	✓ No Where:
Floor: Satisfactory	☐ Marginal	$\square$ Poor $\square$ Squeaks $\square$ Slopes
Typical cracks:	☐ Yes	☑ No
Ceiling Fan: $\square$ N/A	Satisfactory	☐ Marginal ☐ Poor
<b>Electrical:</b> Switches: ✓ Yes	□ No Outl	ets: ☑ Yes ☐ No Operates: ☑ Yes ☐ No
Open ground/Reven	rse polarity: $\square$ Y	es ☑ No ☐ Coverplates missing ☐ Safety Hazard
<b>Heating/Cooling Source:</b> ✓ Yes	□ No Hole	s: Doors Walls Ceilings
<b>Bedroom Egress Restricted:</b> $\square$ N	/A □ Yes ☑ N	0
Doors & Windows: Operation	onal: 🗹 Yes 🔲 N	0
	atches Operable: 🗹 Y	es
		<i>6</i>
GENERAL COMMENTS		
Walls & Ceiling:   Moisture stains:  Floor:   Satisfactory  Typical cracks:  Ceiling Fan:   N/A  Electrical: Switches:   Open ground/Rever  Heating/Cooling Source:   Yes  Bedroom Egress Restricted:   N  Doors & Windows:   Operation  Locks/L  GENERAL COMMENTS	Marginal   Yes   Marginal   Yes   Marginal   Yes   Yes   ✓ Satisfactory   No Outlerse polarity:   Yes   Yes   ✓ No Hole   Yes   ✓ No   Yes   Yes   ✓ No   Yes   Yes   ✓ No   Yes   Ye	es  No Coverplates missing Safety Hazard s: Doors Walls Ceilings o
Walls & Ceiling: ✓ Satisfactory  Moisture stains:  Floor: ✓ Satisfactory  Typical cracks:  Ceiling Fan: ☐ N/A  Electrical: Switches: ✓ Yes  Open ground/Rever  Heating/Cooling Source: ✓ Yes  Bedroom Egress Restricted: ☐ N  Doors & Windows: Operation  Locks/L	Marginal   Yes   Marginal   Yes   Marginal   Yes   Yes   ✓ Satisfactory   No Outlerse polarity:   Yes   Yes   ✓ No Hole   Yes   ✓ No   Yes   Yes   Yes   Yes   Yes   ✓ No   Yes	es  No Coverplates missing Safety Hazard s: Doors Walls Ceilings o



Electrical wall outlet cover is missing in left front bedroom



<b>LOCATION: N</b>	MASTER B	EDROOM						
Walls & Ceiling	: 🗹 Satisfac	ctory	☐ Marginal		☐ Poor			
	Moisture	stains:	☐ Yes		✓ No	Whe	re:	
Floor:	✓ Satisface	ctory	☐ Marginal		☐ Poor	$\square$ S	queaks	☐ Slopes
	Typical cı	acks:	☐ Yes		✓ No			
Ceiling Fan:	□ N/A		✓ Satisfactor	ory	☐ Margi	inal	☐ Poor	
Electrical:	<b>Switches:</b>	✓ Yes	□ No	<b>Outlets:</b>	✓ Yes	□ No (	Operates:	✓ Yes □ No
	Open grou	nd/Reverse pol	arity:	☐ Yes	☑ No □	Coverplat	es missing	☐ Safety Hazard
Heating/Coolin	g Source:	✓ Yes	□ No	Holes:	$\square$ Doors	☐ Walls	☐ Ceili	ngs
<b>Bedroom Egres</b>	ss Restricted	<b>l:</b> □ N/A	☐ Yes	✓ No				
Doors & Windo	ows:	Operational:	✓ Yes	□ No				
		Locks/Latches	Operable:	Yes	□ No	☐ Missii	ng 🗆 Crac	ked Glass
GENERAL CO	DMMENTS							



INTERIOR WIN Condition:	DOWS / GLASS ✓ Satisfactory	S ☐ ☐ Mar	ginal	□ Poor	□ Needs repair	
	•	e number of wind			(See remarks pag	ge)
Safety Glazing No		I Yes ☑ No	1			,
☐ Glazing compo		Cracked glass	☐ Hardware mi	ssing	ken counter-balar	ice mechanism
	1515 8011118			_	_	_
STAIRS / STEPS			☐ Satisfactory	☐ Marginal	□ Poor	✓ None
Handrail:		•	☐ Marginal	Poor	☐ Safety hazard	
Risers/Treads:	☐ Sat	risfactory I	☐ Marginal	☐ Poor	☐ Risers/Tread	s uneven
SMOKE / CARB	ON MONOXID	E DETECTORS	(See remarks	s page)		
<b>Present:</b>	Smoke Detecto	or:	□ No	<b>Operates:</b>	✓ Yes □ No	☐ Not tested
	CO Detector:	☐ Yes	✓ No	<b>Operates:</b>	☐ Yes ☐ No	☐ Not tested
GENERAL COM	IMENTS .					
Recommend cha		etector batteries	annually			
recommend end	ngmg smoke de	dector butteries	amuany			
ATTIC/STRUCT	URE/FRAMIN	G/INSULATION	N □ N/A			
Access:	☐ Stairs	☑ Pulldown	☐ Scuttlehole/Ha	itch $\square No$	access	er
Inspected From:	☐ Access pane			☐ Other	_ = = = = = = = = = = = = = = = = = = =	-
Location:	☐ Bedroom ha		room closet	✓ Garage	☐ Other	
Flooring:	☐ Complete	✓ Part		□ None		
Insulation:	☑ Batts	□ Loo	se			
	$\square$ Damaged	$\square$ Displaced		☐ Compressed	☐ Recommend	Baffles @ Eaves
Installed In:	☐ Rafters	□ Walls	☑ Between ceili		☐ Not visible	33
Ventilation:	✓ Ventilation a	appears adequate		additional ventild		
Fans Exhausted To		Attic:  Yes		Outside: ☐ Yes		visible
<b>HVAC Duct:</b>	✓ Satisfactory	$\square$ Damaged	$\square$ Split	☐ Disconnecte	d □ Leaking	☐ Repair/Replace
Structural Proble	•	-	☐ Recommend		ommend Structur	
<b>Roof Structure:</b>	☐ Rafters	▼ Trusses	□ Wood	☐ Metal	☐ Other	Ü
<b>Roof Sheathing:</b>	✓ Plywood	□ OSB	□ lx Wood	$\square$ Rotted	$\square$ Stained	$\square$ Delaminated
Evidence of Cond		ıre Leaking:	☐ Yes	☑ No (See re	emarks page)	
Ceiling Joists:	<b>☑</b> Wood	☐ Metal	☐ Other	☐ Not visible		
Vapor Barriers:	✓ Kraft/foil fa	ced 🗆 Plas	tic	☐ Not visible	☐ Improperly in	nstalled
Firewall Between U	Jnits: 🗹 N/A	☐ Yes ☐ No	□ Needs repair	sealing (See re	emarks page)	
<b>Electrical:</b>	□ Open juncti	fon box(es)	☐ Handyman w	-	□ Visible knob-	-and-tube
GENERAL COM	IMENTS					
White-footed live						
		in this area				
Insulation was suf		in this area.				



_WATER SERVICE _	Main Shut-o	off Location: On the	e side exterior wall	
Water Entry Piping:	☐ Not visible	☑ Copper/Galv.	☐ <b>Plastic*</b> (PVC, CPVC,	Polybutylene, PEX) Unknown
Visible Water Distribution	on Piping: 🗹 Cop	per   Galvanized	☐ <b>Plastic*</b> (PVC, CPVC,	Polybutylene, PEX) Unknown
Condition:	Satisfactory	☐ Marginal	□ Poor	
Lead Other Than Solder	r Joints:	☑ No	☐ Unknown ☐ Sen	rvice entry
<b>Functional Flow:</b>	Adequate	□ Poor	☐ Water pressure over	80 psi
Pipes, Supply/Drain:	$\square$ Corroded	$\square$ Leaking	☐ Valves broken/missi	ng 🗆 Dissimilar metal
Drain/Waste/Vent Pipe:	☐ Copper	☐ Cast iron	☐ Galvanized ☑ PV	$\Box$ ABS
<b>Condition:</b>	Satisfactory	☐ Marginal	□ Poor Cross	s connection: 🗆 Yes 🗹 No
<b>Functional Drainage:</b>	Adequate	□ Poor	☐ Recommend plumbe	er evaluate
WATER HEATER	□ N/A	<b>Condition:</b>	✓ Satisfactory ☐ Ma	arginal
Brand name:	Whirlpool		Model #: E2F80HD045	e
Type:	☐ Gas	Electric	□ Oil □ Otl	her
Unit Elevated:	☐ Yes ☐ No	✓ N/A	☐ Tank/Piping corrode	ed/leaking
Capacity:	80 gallons		Approximate age: 2012	•
Combustion Air Venting	Present:  Yes	□ No ☑ N/A	11 0	
Relief Valve:	✓ Yes □ No	Extension proj	oer: 🗹 Yes 🛚 No	☐ Missing ☐ Recommend repair
Vent Pipe:	☑ N/A ☐ Sa	tisfactory  Pitch p		☐ Rusted ☐ Recommend repair
CENEDAL COMME	NITTO		_	_

\_GENERAL COMMENTS \_



_SERVICE ENTRY _				
☑ Underground □ O <sup>-</sup>	verhead $\square$ Wed	ather head/mast needs repo	<i>air</i> Condition: 🗹 Sat. 🗆 Marginal 🗖 P	oor
Exterior outlets: V	es 🗆 No <b>Op</b> e	erative: 🗹 Yes 💆 N	No	
GFCI present: ☑ Yo	es 🗆 No <b>Op</b> e	erative: 🗹 Yes 🔲 N	No  Less than 3' from balcony/deck/window	vs
☐ Reverse polarity	□ Open grou	and $\square$ Safety Hazar	rd	
Ground rod visible:	☐ Yes	☑ No ☐ Gro	ound rod	
Capacity of the Service	: □ 60 Amps	□ 100 Amps □ 150	O Amps	
	1	1	1	
MAINI DANIEL T		G 114		
	ation: Garage		Satisfactory	
Adequate Clearance		☐ No ☑ Breakers	☐ Fuses	
Appears Grounded:	$\square$ Yes $\square$ No	✓ Not visible		
G.F.C.I. present:	✓ Yes □ No	Operative:	✓ Yes □ No	
A.F.C.I. present:	☐ Yes ☑ No	Operative:	☐ Yes ☐ No	
MAIN WIRE:	☐ Copper	□ Aluminum □ (	Copper clad aluminum ✓ Not visible	
	☐ Tapping before	e the main breaker $\Box$ i	Double tapping of the main wire	
Condition:	✓ Satisfactory		Federal Pacific Panel Stab Lok® (See remarks page	e)*
			(	,
Above main panel the ele	ectrical outlet's cover	ie mieeina		



Electrical panel

### ELECTRICAL FIXTURES

A representative number	of installed lighting	fixtures, switches	s, and receptacles	located inside th	ne house, gara	ge, and	exterior
walls were tested and for	and to be:						

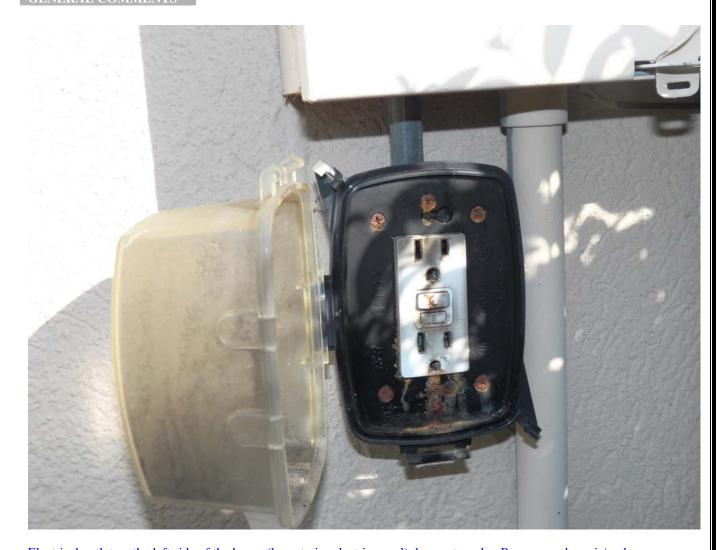
**Condition:** ✓ Satisfactory ☐ Marginal ☐ Poor

 $\square$  Open grounds  $\square$  Reverse polarity  $\square$  GFCIs not operating

☐ Solid conductor aluminum branch wiring circuits\* (See remarks page)

☐ Ungrounded 3-prong outlets ☐ *Recommend electrician evaluate/repair\** 

### CENERAL COMMENTS



Electrical outlet on the left side of the house (by exterior electric panel) does not work – Recommend repair/replace

# **COOLING/HEATING SYSTEM**

COOLING/HEATING	G SYSTEM	Central system	☐ Wall Unit	Location:	In the hall	way	
Brand Name:	Lennox		Approximate	e age: 2005	☐ Unkn	nown	
	Model #: CI	330M-51-2P					
<b>Energy Source:</b>	Electric	☐ Gas	☐ Water	: 🗆	Other		
Refrigerant lines:	$\square$ Leak	$\Box$ Damage	□ Insula	ation missing	3	✓ Satisfactor	ry
Condensate Line/Drain	: 🗹 To exteri	or $\square$ To pump	☐ Floor	drain	Other		
When Turned On By	Thermostat:						
<b>System Not Operated</b>	Due To:	☐ Exterior temperat					
<b>Proper Operation:</b>		☐ Yes ☑ No	☐ Not to	ested			
Operation:	Differential	4°F					
	Difference is	n temperature (split)	should be 12-22°	Fahrenheit (	See rema	rks page)	
<b>System Condition:</b>	☐ Satisfacto	, .	<b>☑</b> Poor				
	<b>☑</b> Recomme	end HVAC technician	examine/clean/ser	rvice			
Filter:	Standard	☐ Electrostation	Satisfactor	ory 🗆 Need	ds cleaning	/replacement	☐ Missing
Recommend 20 X 24 X 1 air filter be replaced now and every 3 months Recommend having HVAC system serviced now and semi-annually							
EXTERIOR A/C UNI	T						
UNIT: □ N	/A	Location: On the	Front exterior wall				
Brand: Lennox		Model #: HP26-048	3-14P	Approximat	te age: 200	05	
Outside Disconnect: V	es 🗆 No			11	C		
Level: ✓ Ye	es 🗆 No	☐ Cabinet/housing	g rusted	□ Imprope	rly sized f	<sup>f</sup> uses/breakers	;
Condenser Fins: $\Box De$	amaged	☐ Need cleaning		☐ Damage	d base/pad	d	
Condition: V Sa	itisfactory	☐ Marginal	□ Poor				
Refrigerant Insulation	•	☐ Satisfactory	☐ Marginal	☑ Poor - re	place		

# GENERAL COMMENTS



Refrigerant insulation – Recommend that it be replaced

### CHINESE DRYWALL THRESHOLD INSPECTION

### **Sentinel Indicators of Drywall Associated Corrosion**

Symptoms of a house with Chinese drywall include a sulfur- like (rotten eggs) smell, discoloration and deterioration of plumbing fixtures, etc.

**Condition:** ✓ Satisfactory ☐ Evidence of a sulfur-like smell and a discoloration and deterioration of

copper plumbing lines, etc.

**Recommendation:** ✓ None ☐ Contact a trained professional to perform a home assessment to determine if

there is Chinese Drywall present.



There was no evidence of a sulfur-like smell or blackening of copper plumbing lines

# SWIMMING POOL

### **DESCRIPTION OF SWIMMING POOL**

Pool Type:

Heater:

•Below Ground

•None

Filters:

Pumps:

•Cartridge Filter

•Jet Pump

•Valves:

•Pentair

Electrical Components: •Breaker at Equipment

Decking / Coping: •Concrete

Fencing: •Screened enclosure

Self-latching locking device(s): ✓ Installed ☐ Recommend installing
Semi-permanent mesh safety barrier: ✓ Installed ☐ Recommend installing one

### **SWIMMING POOL OBSERVATIONS**



Swimming pool



Semi-permanent mesh safety barrier(s) are stored in garage

# **RECOMMENDATIONS / OBSERVATIONS**

Recommend having pool interior walls cleaned

# LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

Components beneath the water level are not inspected.

Chemical composition of the water is not inspected as part of the inspection.

Underground piping or electrical components are not inspected.

Effectiveness of the filter(s) and heating system(s) are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# ITEMS NOT OPERATING

None apparent

# **MAJOR CONCERNS**

*Item(s)* that have failed or have potential of failing soon.

HVAC system should be checked by a qualified company White-footed ants should be removed

# **POTENTIAL SAFETY HAZARDS**

None apparent

# **DEFERRED COST ITEMS**

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement <u>anytime during the next five (5) years.</u>

A/C that is 7+ years.

\* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.



# SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

# EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two

Decks should always be nailed with galvanized, stainless steal or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

#### GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

# ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

# RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

# RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.



Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs are a type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS	
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance	
Asphalt Multi-Thickness Shingles*	20-30 years	Heavier and more durable than regular asphalt shingles	
Asphalt Interlocking Shingles*	15-25 years	Especially good in high-wind areas	
Asphalt Rolls	10 years	Used on low slope roofs	
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles	
Wood Shingles*	10-40 years <sup>1</sup>	Treat with preservative every 5 years to prevent decay	
Clay Tiles* Cement Tiles*	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base	
Slate Shingles*	30-100 years <sup>2</sup>	Extremely durable, but brittle and expensive	
Asbestos Cement Shingles*	30-75 years	Durable, but brittle and difficult to repair	
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted	
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time	
Polyurethane with Elastomenic Coating	5-10 years <sup>1</sup>	Used on low slope roofs.	

<sup>\*</sup> Not recommended for use on low slope roof

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

<sup>&</sup>lt;sup>1</sup> Depending on local conditions and proper installation

<sup>&</sup>lt;sup>2</sup> Depending on quality of slate



# CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

#### NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

# CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

# GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

#### SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

#### DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

#### CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.



# OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

# A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

#### BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.



# PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

# PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

#### WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

#### NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

# CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

#### APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

#### ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

#### WINDOWS

A representative number of windows are inspected.



# STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

# CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

# EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. *Don't use a caustic cleaner*. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

#### **SAFETY HAZARDS**

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

# WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.



#### DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

#### **CLOSET GUIDES**

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

# COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

# AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.



# WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows.

# FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

#### WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

# VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

### INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

# SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

# VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

### SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

# INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.



#### WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

#### SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

#### WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

#### HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

#### WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

# WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

#### **PLUMBING**

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

#### SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

# POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

#### **CSST**

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.



HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!** 

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.** 

**Have HVAC technician examine** - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

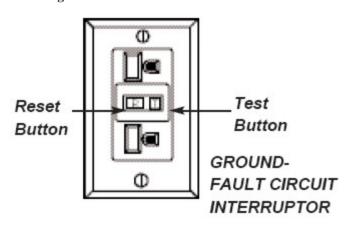
CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.



Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

# See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

# ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

### REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

# COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between  $12^{\circ}$ - $22^{\circ}$ , is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

# COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding \$500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.** 

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$4,000 - \$8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 - 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 - 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 - 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 - 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-	Square foot	15 - 30
treated deck		
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl	Each	150 - 400
replacement window		
Install new gutters and downspouts	Lineal foot	4.50 - 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install	Square foot	2.50 - 4.00
new asphalt shingle roof		
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 - 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.

# PREVENTIVE MAINTENANCE TIPS

- I. FOUNDATION & MASONRY: Basements, Exterior Walls: To prevent seepage and condensation problems.
  - a. Check basement for dampness & leakage after wet weather.
  - b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
  - c. Maintain grading sloped away from foundation walls.
- **II. ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
  - a. Check for damaged, loose or missing shingles, blisters.
  - b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
  - c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
  - d. Check fascias and soffits for paint flaking, leakage & decay.
- **III. EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
  - a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
  - b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.
- **IV. DOORS AND WINDOWS:** To prevent air and weather penetration problems.
  - a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.
- V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
  - a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
  - b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
  - c. Check exposed wiring & cable for wear or damage.
  - d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance
  - & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.
- **VI. PLUMBING:** For preventive maintenance.
  - a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
  - b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
  - c. Have septic tank cleaned every 2 years.
- VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
  - a. Change or clean furnace filters, air condition filters, electronic filters as needed.
  - b. Clean and service humidifier. Check periodically and annually.
  - c. Have oil burning equipment serviced annually.
- **VIII. INTERIOR:** General house maintenance.
  - a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
  - b. Close crawl vents in winter and open in summer.
  - c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

# IX. KNOW THE LOCATION OF:

- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.